

Macdonald Realty
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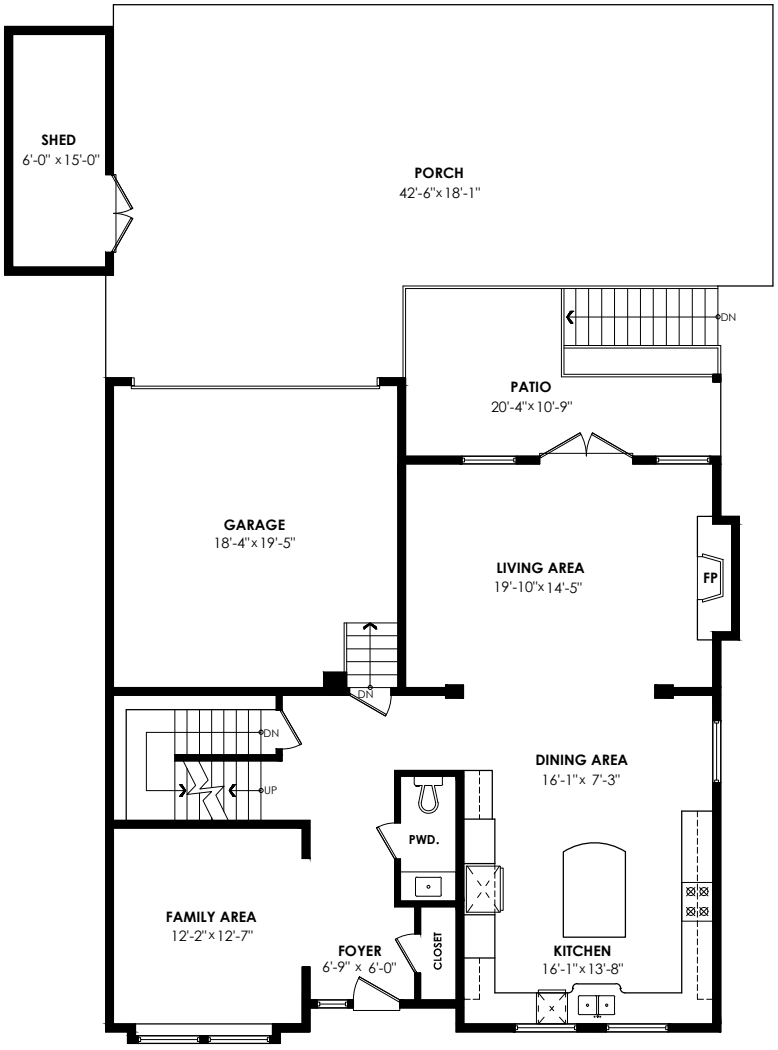
Macdonald Realty (Surrey/152)

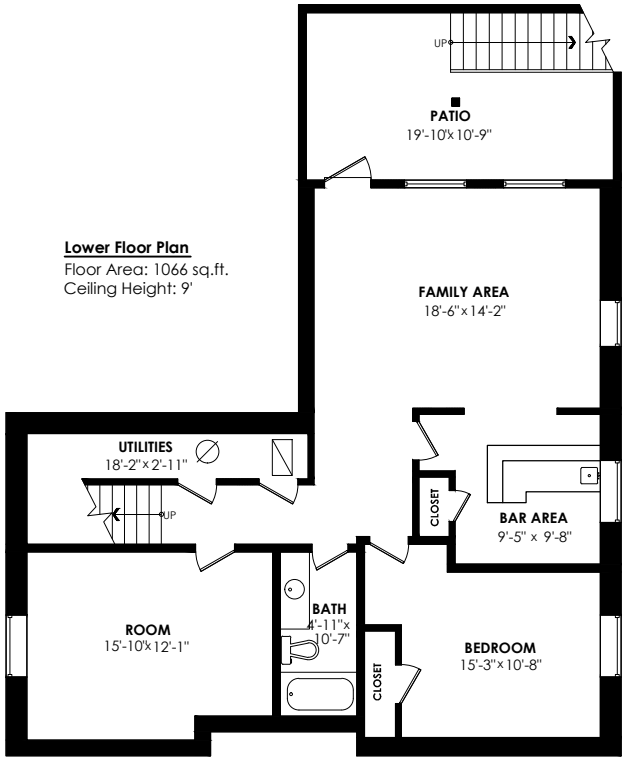
17383 3A Avenue, Surrey

Lower Floor:	1,066 sq. ft.	Garage:	378 sq. ft.
Main Floor:	1,184 sq. ft.	Patio:	394 sq. ft.
Upper Floor:	1,123 sq. ft.	Porch:	883 sq. ft.
Total Livable:	**3,373 sq. ft.**	Shed:	112 sq. ft.
		Utilities:	107 sq. ft.
		Total Extras:	**1,874 sq. ft.**

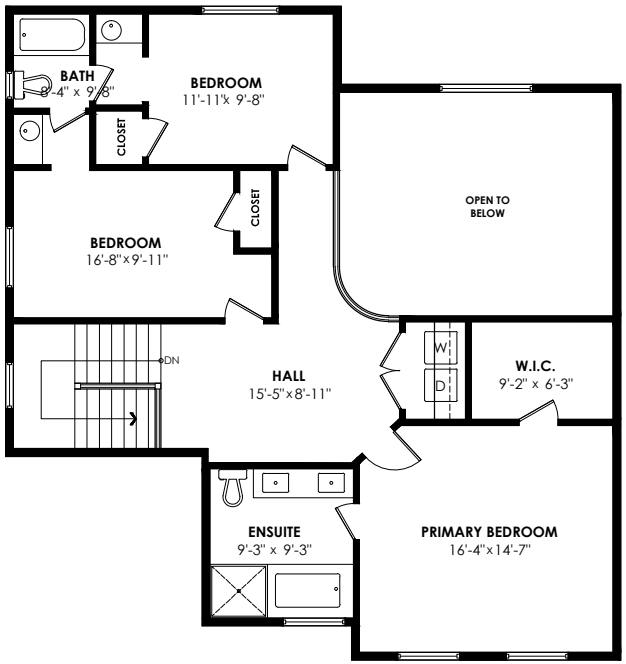
Main Floor Plan
Floor Area: 1184 sq.ft.
Ceiling Height: 9'



Lower Floor Plan
Floor Area: 1066 sq.ft.
Ceiling Height: 9'



Upper Floor Plan
Floor Area: 1123 sq.ft.
Ceiling Height: 9'



SCALE
0' 5'

cotala

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How Your Square Footage is Calculated

FOR ALL RESIDENTIAL HOMES

Any space that is not suitable for year-round use or has a ceiling height of less than 4 feet will not be included in the "TOTAL LIVABLE" square footage. This includes decks, garages or attics, and any space that does not have insulation or a source of heat. An area that is open to the floor below is not considered living space either. Areas occupied by stair treads are included in the "TOTAL LIVABLE" square footage.

FOR DETACHED HOMES / TOWNHOMES

Total square footage is calculated to the outside of exterior walls.

FOR CONDOMINIUMS / APARTMENTS

Total square footage is calculated to the middle of shared or adjoining walls and the outside of non-shared, exterior walls or common area walls. Since shared wall thickness is unknown, we assume a 12" fire wall and assign 6" for any wall that cannot be identified as exterior or hallway.

FOR COMMERCIAL AND INDUSTRIAL

Square footage is based on interior measurements, not taken from original blueprints. Demising walls assumed to be 8.5". SQFT to BOMA Standard for retail ANSI/BOMA Z 65.5.5-2010: SQFT taken to center of demising walls and to exterior line of exterior walls (to the glass line of walls with 50% or more glass). Door setbacks included in SQFT. No common area or gross up (if any)accounted for in calculations.

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